
ANNEXURE 4

CONSENT NO: N0102/05
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

**CONNELL WAGNER PTY LTD, ANGLICAN RETIREMENT VILLAGES DIOCESE OF SYDNEY, PO
BOX 538 NEUTRAL BAY NSW 2089**

Being the applicant in respect of Development Application No N0102/05

Pursuant to section 80(3) of the Act, notice is hereby given of the determination of a **Deferred Commencement Consent** by Pittwater Council, as the consent authority, of Development Application No N0102/05 for:

Demolition of existing structures and construction of a SEPP Seniors Living development including 260 self contained dwellings in nine (9) separate buildings, 119 bed Residential Aged Care Facility, ancillary facilities including administration offices, chapel/hall, community centre, café and store, health/fitness centre, child care centre, construction of associated roadwork, carparking and support facilities.

At:

**Lot B DP 400488, Lot A DP 400488, Lot 22 DP 5464 Lot B DP 358765 and Lot A DP 358765
6, 8, 10, 12 and 14 MACPHERSON STREET, WARRIEWOOD NSW 2102**

Decision:

Plans Numbered	Prepared By	Issue	Dated
0439-DA01	boffa robertson group	B	October 2005
0439-DA03	boffa robertson group	B	October 2005
0439-DA04	boffa robertson group	B	October 2005
0439-DA05	boffa robertson group	B	October 2005
0439-DA06	boffa robertson group	B	October 2005
0439-DA07	boffa robertson group	B	October 2005
0439-DA08	boffa robertson group	B	October 2005
0439-DA09	boffa robertson group	B	October 2005
0439-DA10	boffa robertson group	A	October 2005
0439-DA11	boffa robertson group	A	October 2005
0439-DA12	boffa robertson group	A	October 2005
0439-DA13	boffa robertson group	A	October 2005
0439-DA14	boffa robertson group	A	October 2005
0439-DA15	boffa robertson group	A	October 2005
0439-DA16	boffa robertson group	A	October 2005
0439-DA17	boffa robertson group	A	October 2005
0439-DA18	boffa robertson group	A	October 2005
0439-DA19	boffa robertson group	A	October 2005
0439-DA20	boffa robertson group	A	October 2005
0439-DA21	boffa robertson group	A	October 2005

- (i) The works in relation to that part of the MacPherson Street and Brands Lane frontages of the development site and including the works in relation to the vehicular access to the Development:
- (a) Kerb and Guttering for the full length of the roadway in MacPherson Street and Brands Lane, including the full turning circle (vertical faced kerb only will be permitted);
 - (b) Landscaping;
 - (c) Roundabout at intersection of MacPherson Street and Brands Lane (part of Section 94 Contributions Plan)
 - (d) The roundabout at the main entrance to the development;
 - (e) Pedestrian refuge in MacPherson Street (part of Section 94 Contributions Plan)
 - (f) Road shoulder and road pavement construction, including pavement design and treatments up to the road centre line in MacPherson Street and minimum construction to suit use by 19m semi trailer access to Brands Lane;
 - (g) Footpath/cycleway 2.1m wide for the full length of the frontage in MacPherson Street; and
 - (h) Associated drainage
 - (i) All entrances to the development from the Brands Lane access road shall be via access driveways (including layback crossings) constructed to Council's issued driveway profiles;
 - (j) A layback is to be provided in the kerb in the turning area of the Brands Lane access road to provide for the future access to Sector 3;
 - (k) A bus bay is to be provided on the MacPherson Street frontage in a location agreed to in writing by Sydney Buses;
 - (l) Additional land shall be dedicated as Public Road as follows: -
 - MacPherson Street at the central access roundabout and the Brands Lane roundabout to ensure that the public path along the MacPherson Street frontage is wholly located on public land (along the line of the proposed wall on the Masterplan.
 - Brands Lane – to ensure that the proposed angle parking, the path adjacent to the parking area and the turning area (for a minimum distance of 1.2 metres behind the face of the kerb and gutter) are wholly located on public land.
 - Road widening on the curve at the southern end of MacPherson Street.
 - (m) Pavement design and treatments. Kerb and Guttering (vertical faced kerb only will be permitted). Where Kerb and Guttering does not form the edge of a road pavement in a street, a means of preventing vehicles from parking off the road pavement shall be provided;